

**13A Clarence Avenue, Klemzig, SA 5087**



**House For Sale**

Thursday, 14 March 2024

13A Clarence Avenue, Klemzig, SA 5087

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 465 m2**

**Type: House**



Daniel Richardson  
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**\$750k**

Auction Sat, 6th Apr - 1pm Set back from its cul-de-sac to create more sanctuary with every step through its deceptively spacious interior, is a 3-bedroom home that starts with a bay-windowed, ensuite master bedroom and ends with a stylishly updated open-plan kitchen, ensuring it never stops appealing to young families in search of the finished product, in an exciting suburb. Following an 'L' shaped plan to make the alfresco pavilion the centre of its attention, this solar-powered abode laps up the quieter moments as well as it entertains, all year round, inside and out, on its ultra easy-care parcel with ample off-street parking. From the kitchen's stone benchtops and stainless steel appliances to the lock-up garage, ducted reverse cycle airconditioning and those bill-slashing solar panels, comfort and functionality come naturally (and at a lower cost) to this beautifully placed home near the boundless TK Shutter Reserve, Greenacres and Marden Shopping Centres, and the O-Bahn for a lightning fast commute to the CBD. You're going to love Klemzig. Features we love...- Single lock-up garage with remote Panelift entry, plus additional off-street parking - Envious position in a whisper quiet cul-de-sac - Spacious interior with particularly large main bedroom and open-plan family room - Flexible floorplan with fourth bedroom/home office - Ensuite and walk-in robe to master bedroom - A range of updates completed in just 2020 - Powerful solar system for reduced energy bills - Ducted reverse cycle heating and cooling - Large alfresco pavilion with nee Ziptrak cafe blinds - Updated kitchen includes quality stainless steel appliances, stone benchtops, and walk-in pantry - Gas hot water - Separate laundry and plenty of storage - Close to the O-Bahn (8mins from O-Bahn to CBD) - A short pedal from Linear Park Trail - Just 15 minutes from the CBD All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 275 403